021.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,241,400 / 1,241,400
					USE VALUE:	1,241,400 / 1,241,400
					ASSESSED:	1,241,400 / 1,241,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSS FRANCES M
Owner 2:	BATTUELLO BRIAN V
Owner 3:	
Street 1:	22 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DARDONIS JOYCE P -
Owner 2:	-
Street 1:	22 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .238 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 2448 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10360.000	433,900		807,500	1,241,400
Total Card	0.238	433,900		807,500	1,241,400
Total Parcel	0.238	433,900		807,500	1,241,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.11 /Parcel: 507.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14353

GIS Ref

GIS Ref

Insp Date 12/02/17

!1821!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 021.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	433,900	0	10,360.	807,500	1,241,400		Year end	12/23/2021
2021	101	FV	421,200	0	10,360.	807,500	1,228,700		Year End Roll	12/10/2020
2020	101	FV	421,200	0	10,360.	807,500	1,228,700	1,228,700	Year End Roll	12/18/2019
2019	101	FV	293,100	0	10,360.	884,300	1,177,400	1,177,400	Year End Roll	1/3/2019
2018	101	FV	293,100	0	10,360.	562,700	855,800	855,800	Year End Roll	12/20/2017
2017	101	FV	293,100	0	10,360.	514,500	807,600	807,600	Year End Roll	1/3/2017
2016	101	FV	293,100	0	10,360.	418,000	711,100	711,100	Year End	1/4/2016
2015	101	FV	286,300	0	10,360.	418,000	704,300	704,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:38:23

LAST REV

Date	Time
10/24/19	15:13:54
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1821

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DARDONIS JOYCE	71245-400	1	6/29/2018		1,300,000	No	No		
MACDONALD WILLI	41312-355		10/29/2003		700,000	No	No		
CEPPI MICHAEL F	28828-255		7/13/1998		420,000	No	No		Y

USER DEFINED

Prior Id # 1:	14353
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	TTL REFUSAL	BS	Barbara S
4/13/2009	Meas/Inspect	189	PATRIOT
9/28/1999	Meas/Inspect	256	PATRIOT
7/11/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10360		Sq. Ft.	Site		0	85.	0.92	2			Water F	30					807,539						807,500	

Total AC/HA: 0.23783 | Total SF/SM: 10360 | Parcel LUC: 101 One Family | Prime NB Desc KEL/MANOR | Total: 807,539 | Spl Credit | Total: 807,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27499998
Const Adj.:	0.99989998
Adj $ / SQ:	165.733
Other Features:	103109
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532036
Depreciation:	98959
Depreciated Total:	433077

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

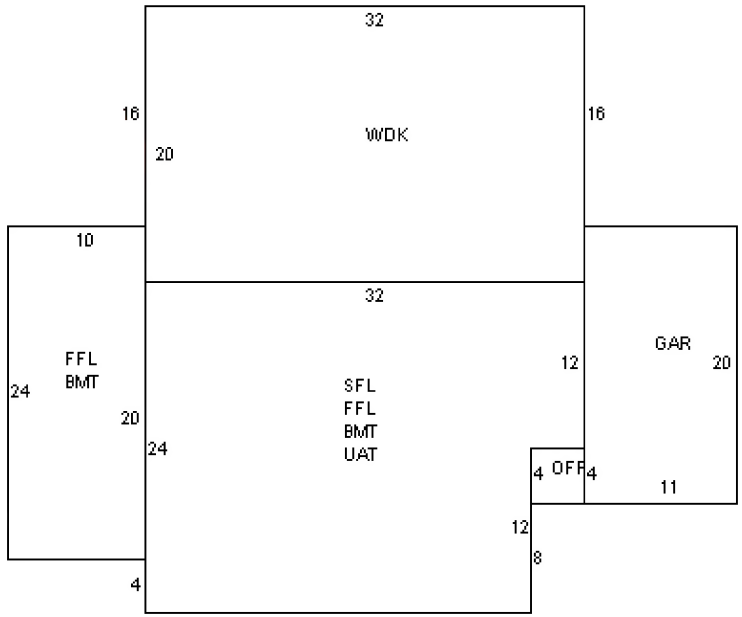
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.31
Special Features:	800	Val/Su Net:	117.40
Final Total:	433900	Val/Su SzAd	258.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	82.140	78,852
FFL	First Floor	960	165.730	159,104
SFL	Second Floor	720	165.730	119,328
WDK	Deck	640	7.560	4,840
GAR	Garage	220	26.360	5,799
UAT	Upper Attic	180	66.290	11,933
OFP	Open Porch	16	44.000	704
	Net Sketched Area:	3,696	Total:	380,560
Size Ad	1680	Gross Area	4236	FinArea 2448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 021.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						
96	Whirl Pool	D	S	1	2	A	AV	1990	500.00	T	23.2	101			800			800

More:	N	Total Yard Items:		Total Special Featues:	800	Total:	800